



Bartlams.

18 Cedars Avenue, Wombourne - WV5 0JX

Offers in Region of **£325,000**



18 Cedars Avenue

Wombourne, Wolverhampton

Offered with No Upward Chain!

Set within a highly sought-after address just off Sytch Lane, this two-bedroom detached home offers an excellent opportunity for buyers seeking a property with fantastic potential. Though in need of some modernisation, it has been extremely well maintained throughout and benefits from a private driveway, low-maintenance gardens, and scope to create a third bedroom upstairs (subject to requirements).

As you step into the property, you are greeted by an entrance hall giving access to a convenient downstairs WC with wash-hand basin. From here, an L-shaped living room provides the main hub of the home, featuring a gas fireplace with decorative surround and doors through to both the kitchen and the separate dining room. The dining room is positioned at the rear and enjoys sliding doors out to the garden.

The kitchen is in fantastic condition fitted with wall and base units, a one-and-a-half sink with drainer overlooking the garden, space for a cooker, and space for a fridge. From the kitchen, there is internal access to the garage, ideal for storage, with additional room for a freezer. A further useful utility room sits at the back of the garage, accessed externally, and includes an additional sink and extra storage space.



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Upstairs, the property features two generous bedrooms. The principal bedroom is positioned to the front and includes built-in wardrobes, while the second double bedroom sits to the rear with built-in wardrobes and pleasant views of the garden. The larger than average family shower room is fitted with an enclosed shower, WC, wash-hand basin and an airing cupboard housing the boiler. The landing benefits from a window for more natural light.

Externally, the home offers a private driveway providing parking for multiple vehicles, and a low-maintenance rear garden laid out with patio seating areas, flat lawned sections, space for flowerbeds, and room for a greenhouse.

We are advised by our client that the property is **Freehold, Council Tax Band - D, and EPC - TBC.**

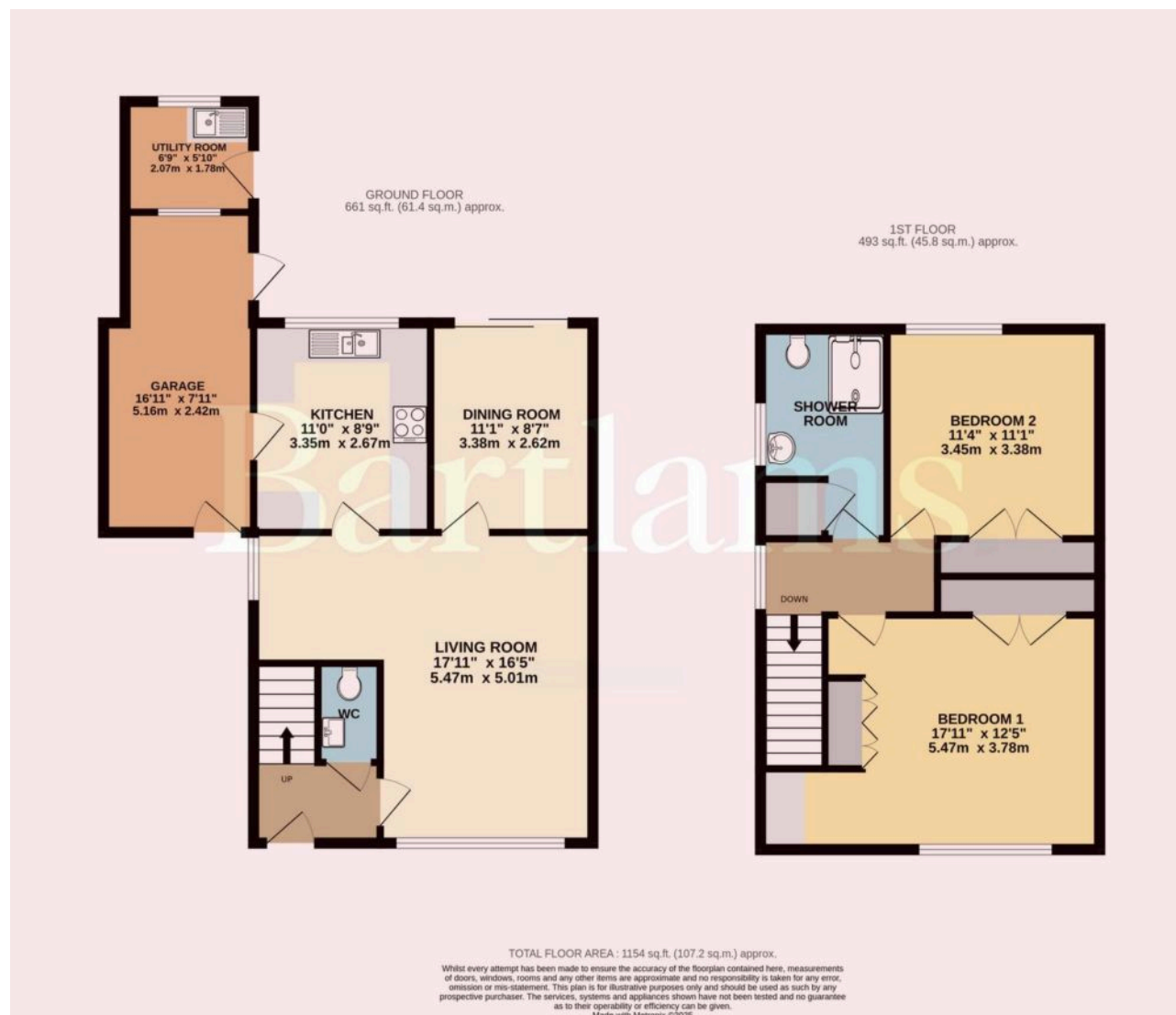
- NO UPWARD CHAIN
- POTENTIAL TO BE CONVERTED INTO THREE BEDROOMS
- GARAGE
- PRIVATE DRIVE
- TWO RECEPTION ROOMS
- DETACHED HOME
- HIGHLY DESIRED ADDRESS OFF SYTCH LANE
- IN NEED OF MODERNISATION BUT WELL PRESENTED THROUGHOUT
- FREEHOLD. COUNCIL TAX BAND - D. EPC - TBC



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Bartlams

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Photographs are produced for general information and it must not be inferred that any item shown is included in the sale.

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